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the members of the Education Committee who had to sit through this argument a week or so ago, no one pays property taxes with dirt. No one pays for property taxes with dirt. So if you're really talking about having an asset that is accessible, and that asset is supposed to be real property, very rapidly the analogy breaks down. What everybody pays their property taxes with are money, money, dollars that they have derived from either of two sources, income or principal. Those are the only two places I know of to get money, income or principal. Now, if you're simply paying your taxes with dollars, how you measure the amount of dollars that you should transfer as taxes becomes the real issue. It isn't that you actually access the base that you use for the calculation of how many dollars you're going to pay in taxes, it is simply that you do pay taxes and that those taxes come from either income or principal. The horrible part about...

SENATOR COORDSEN: One minute.

SENATOR WICKERSHAM: ...the property tax, in many parts of the state of Nebraska, is that there is not the income to support payment of the taxes that are calculated on the base. The dollars simply aren't there, so they wind up being paid out of principal, it is a regressive tax. On the other hand, a base that uses income as a measure for determining how many dollars you will pay as taxes reflects some ability to make that payment whenever it comes due. Now there are those who would also perhaps argue that you have to, quote, access the wealth base in exactly the same year, but we don't do that with property taxes either. Everybody knows that your levies are set in one year, and most people take advantage of the opportunity to pay the taxes, calculated on the base...

SENATOR COORDSEN: Time.

SENATOR WICKERSHAM: ...in a subsequent year.

SENATOR COORDSEN: Thank you, Senator Wickersham. Senator McKenzie.

SENATOR MCKENZIE: Thank you, Mr. Speaker and members of the body. I want to state the things I agree with, Senator Robak, in the bill and then just mention a couple of things that I think are part of the problem I'm having in, in looking at what,